

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 21, 2007

Montcliff, Ltd.
2316-C Knollwood Drive
Mobile, AL 36693

Re: Case #SUB2007-00232

Mobile Commerce Center Subdivision

South side of Pleasant Valley Road, 550' ± West of Montlimar Drive, extending
South to the East terminus of Markham Drive.

14 Lots / 22.5± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on September 20, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) construction and dedication of the new streets to City of Mobile standards;**
- 2) dedication of sufficient radii at the intersection of Pleasant Valley Road and the new street, with the size and design to be approved by Traffic Engineering and conform to AASHTO standards.**
- 3) the depiction of the 25' minimum building setback line along all streets, as measured from the right-of-way line;**
- 4) placement of a note on the final plat stating that all lots other than Lot 8 are limited to one curb cut each, and that Lot 8 is limited to two curb-cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) revision of the plat to comply with the design requirements of Appendix D of the 2003 International Fire Code, as adopted by the City of Mobile;**
- 6) the illustration of a 20-foot buffer to remain in a natural vegetative state on the Final Plat where commercial zoning abuts residential zoning; and**
- 7) labeling of lots with their size in square feet; and**
- 8) full compliance with all municipal codes and ordinances.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

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It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.